



16 Dent Close, St Crispin, Northampton, NN5 6GP
Offers Over £500,000 Freehold

Jackson Grundy are delighted to welcome to the market this superbly presented five bedroom detached family home on the popular Dent Close area of St. Crispin. The accommodation comprises entrance hall, study/playroom, bay fronted lounge, refitted open kitchen/living/dining room, separate utility room and a WC. The first floor has three double bedrooms, two benefiting from en-suites and there is a further bathroom. The top floor also has two further double bedrooms and another bathroom. The property further benefits from private landscaped rear garden, double garage with ample parking and a cul-de-sac location. EPC Rating: C. Council Tax Band: G

Well Presented Throughout | Double Garage & Ample Parking | Five Double Bedrooms | Two En-Suites & Two Further Bathrooms | Cul-De-Sac | Refitted Open Kitchen/Living/Dining Room

modern marketing · traditional values

ENTRANCE HALL

Composite entrance door. Staircase rising to first floor landing with cupboard below. Luxury vinyl wood effect flooring. Doors to:

LOUNGE 4.60m x 3.84m (15'1 x 12'7)

Double glazed bay window to front elevation. Radiator. Luxury vinyl wood effect flooring. Feature gas fireplace with stone mantel and hearth.

STUDY 2.31m x 3.00m (7'7 x 9'10)

Double glazed bay window to front elevation. Radiator. Luxury vinyl wood effect flooring.

KITCHEN/LIVING/DINING AREA 3.20m Max x 8.89m (10'6 Max x 29'2)

Two double glazed French doors to rear elevation. Double glazed window to rear elevation. Upright radiator. Spotlights. Fitted with a range of wall mounted and base level cupboards and drawers. Stainless steel sink and drainer with hose style attachment inset to counter tap. Two Neff ovens. Induction hob with extractor over. Integrated fridge/freezer. Integrated dishwasher. Integrated wine cooler. Door to utility room.

UTILITY ROOM 1.78m x 1.83m (5'10 x 6'0)

Composite door to side elevation. Radiator. Base level units. Inset stainless steel sink unit. Space for washing machine. Boiler. Door to WC.

WC

Radiator. Suite comprising low level WC and wash hand basin. Luxury vinyl flooring. Tiling to splash back areas.

FIRST FLOOR LANDING

Airing cupboard. Radiator. Staircase to second floor landing. Doors to:

BEDROOM ONE 4.52m x 3.76m (14'10 x 12'4)

Double glazed window to rear elevation. Radiator. Door to:

EN-SUITE 2.46m x 2.01m (8'1 x 6'7)

Double glazed window to rear elevation. Radiator. Suite comprising panelled bath, shower cubicle, WC and pedestal wash hand basin. Wood effect flooring. Extractor. Tiling to splash back areas.

BEDROOM TWO 4.01m x 3.00m (13'2 x 9'10)

Double glazed window to front elevation. Radiator. Door to:

EN-SUITE 2.26m x 1.60m (7'5 x 5'3)

Double glazed window to side elevation. Radiator. Suite comprising pedestal wash hand basin, WC and shower cubicle. Wood effect flooring. Extractor. Spotlights.

BEDROOM FIVE 2.92m x 3.78m (9'7 x 12'5)

Double glazed window to front elevation. Radiator.

BATHROOM 1.65m x 2.87m (5'5 x 9'5)

Double glazed window to rear elevation. Radiator. Suite comprising low level WC, pedestal wash hand basin and panelled bath with shower over. Tiling to splash back areas. Extractor.

SECOND FLOOR LANDING

Doors to:

BEDROOM THREE 5.31m x 3.40m (17'5 x 11'2)

Velux window to rear elevation. Double glazed window to front elevation. Radiator. Eaves storage.

BEDROOM FOUR 5.31m x 3.00m (17'5 x 9'10)

Velux window to rear elevation. Double glazed window to front elevation. Radiator. Access to loft space.

BATHROOM 1.75m x 2.29m (5'9 x 7'6)

Velux window to rear elevation. Radiator. Suite comprising panelled bath with shower over, pedestal wash hand basin and WC. Wood effect flooring. Tiling to splash back areas.

OUTSIDE

FRONT GARDEN

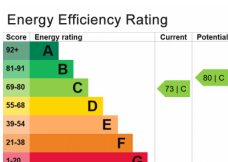
Step front with mature sculpted bushes and hedges.

REAR GARDEN

Enclosed, landscaped rear garden. Raised beds. Paved patio. Outside built in BBQ. Side access and access to parking. Patio seating areas to corners.

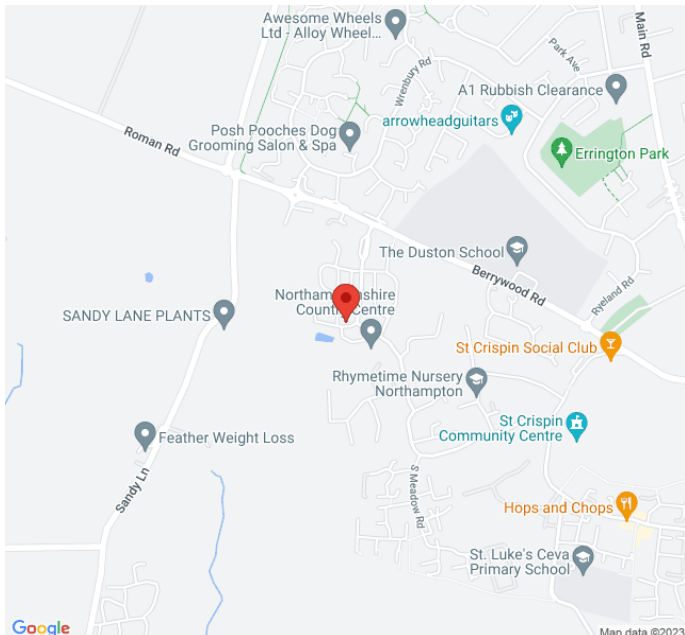
DRAFT DETAILS

At the time of print, these particulars are awaiting approval from the Vendor(s).



Agents Notes [i] Viewings by appointment only through Jackson Grundy [ii] These particulars do not form part of any offer or contract and should not be relied upon as statements or representation of fact. They are not intended to make or give representation or warranty whatsoever in relation to the property and any intending purchaser or lessee should satisfy themselves by inspection or otherwise as to the correctness of the same [iii] Photographs illustrate parts of the property as were apparent at the time they were taken [iv] Any areas, measurements, distances or illustrations are approximate for reference only [v] We have not tested the appliances, services and specific fittings, an intending purchaser must satisfy himself by inspection by independent advice and/or otherwise to this property.

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LOCAL AREA INFORMATION

St Crispin is situated approximately 2 miles to the west of Northampton town centre. The modern development is close to several business, retail outlets and services are located to include grocery store, restaurant, tea room, estate agent, beauty salon, hair dressers and two take away eateries. St Crispin is also in close proximity to churches and chapels of varying denominations, a medical centre, nursery, dental surgery and public houses. Schooling is provided through several state primary schools including St Lukes primary school, The Duston School, and Quinton House independent school which caters for children aged 2 to 18. Transport links are excellent with M1 junctions 15a (2 miles) and 16 (3 miles) and a regular bus service to Northampton where a mainline train station operates to both Birmingham New Street and London Euston. Sixfields is within close proximity providing ample dining options with numerous restaurants and bars, as well as a shopping complex.

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